093.0	0002	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	689,800 / 689,800
					USE VALUE:	689,800 / 689,800
					ASSESSED:	689,800 / 689,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
76		OVERLOOK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MERICANTANTE MARC E/BRIDGET G
Owner 2:	
Owner 3:	
Street 1:	76 OVERLOOK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BENEZRA ADAM -
Owner 2:	-
Street 1:	76 OVERLOOK RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,013 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1953, having primarily Vinyl Exterior and 1920 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5013.000	290,500		399,300	689,800
Total Card	0.115	290,500		399,300	689,800
Total Parcel	0.115	290,500		399,300	689,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 359.27 | /Parcel: 359.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 60169
GIS Ref:
GIS Ref:
Insp Date: 10/01/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 093.0-0002-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	290,500	0	5,013.	399,300	689,800	689,800	Year End Roll	12/18/2019
2019	101	FV	227,900	0	5,013.	405,000	632,900	632,900	Year End Roll	1/3/2019
2018	101	FV	227,900	0	5,013.	302,300	530,200	530,200	Year End Roll	12/20/2017
2017	101	FV	227,900	0	5,013.	273,800	501,700	501,700	Year End Roll	1/3/2017
2016	101	FV	227,900	0	5,013.	262,400	490,300	490,300	Year End	1/4/2016
2015	101	FV	222,000	0	5,013.	222,500	444,500	444,500	Year End Roll	12/11/2014
2014	101	FV	222,000	0	5,013.	211,000	433,000	433,000	Year End Roll	12/16/2013
2013	101	FV	222,000	0	5,013.	200,800	422,800	422,800		12/13/2012

!7590!

PRINT

Date	Time
12/10/20	22:12:42

LAST REV

Date	Time
02/05/19	11:52:31

ekelly

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7590

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BENEZRA ADAM	33899-164		10/25/2001		260,000	No	No		
KUZIRIAN HARRY	26710-516		9/30/1996		140,000	No	No		Y

USER DEFINED

Prior Id # 1:	60169
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/18/2006	275	Addition	35,000	C		G9	GR FY09	ADD 2ND FLR W/ WAL

ACTIVITY INFORMATION

Date	Result	By	Name
10/1/2018	MEAS&NOTICE	BS	Barbara S
4/1/2009	Meas/Inspect	372	PATRIOT
7/29/2008	External Ins	BR	B Rossignol
12/15/2001	MLS	MM	Mary M
10/31/2000	Hearing Chag	163	PATRIOT
2/2/2000	Measured	263	PATRIOT
8/7/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5013		Sq. Ft.	Site		0	70.	1.14	5									399,272						399,300	

Total AC/HA: 0.11508 | Total SF/SM: 5013 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 399,272 | Spl Credit | Total: 399,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G9	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.33359373
Const Adj.:	0.99989998
Adj $ / SQ:	166.683
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	394710
Depreciation:	104204
Depreciated Total:	290507

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	

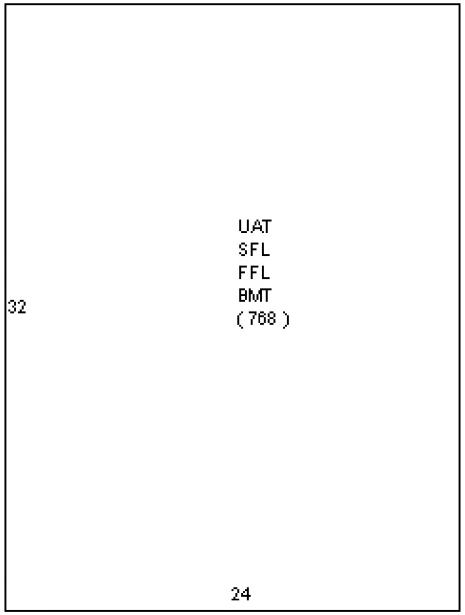
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	166.68
Special Features:	0	Val/Su Net:	116.39
Final Total:	290500	Val/Su SzAd	189.13

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	66.260	50,885
FFL	First Floor	768	166.680	128,012
SFL	Second Floor	768	166.680	128,012
UAT	Upper Attic	192	66.670	12,801

Net Sketched Area:	2,496			Total:	319,710
Size Ad	1536	Gross Are	3072	FinArea	1920

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

093.0-0002-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc